

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						7	259				
(10) Total by Income Table A/A3			0	0	7	259					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	16	80	96	Rehabilitation of Cochrane Village, 18555 Butterfield Blvd. Certificate of comp
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	16	80	96	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction MORGAN HILL
 Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	7	0	0	0	0	7	0
No. of Units Permitted for Above Moderate	259	0	0	0	0	259	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	224	0	0	0	0	34	0	0	0	0	34	190
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	249	7	0	0	10	45	0	0	0	0	62	187
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		246	10	0	0	10	11	7	0	0	0	38	208
Above Moderate		500	12	0	0	354	330	259	0	0	-	955	0
Total RHNA by COG. Enter allocation number:		1219	29	0	0	374	420	266	0	0	0	1089	585
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Below Market Rate (BMR) Housing Program	Facilitate the construction of BMR homes for income eligible households	2007-2014	7 BMR homes constructed in 2014. The current City portfolio consists of 500+ BMRs.
Housing Rehab Loan Program	Facilitate the rehabilitation of affordable units.	2007-2014	In 2014, the City participated with EAH and the County of Santa Clara in the tax credit re-syndication of Cochrane Village. This provided necessary rehabilitation and energy efficiency measures to the 96 affordable housing unit project.
City Minor Home Rehab Program	Provide rehab for owner occupied homes to preserve housing stock	2007-2014	Housing Trust of Silicon Valley provides rehab grants/loans to BMR homeowners and mobilehome owners, disabled and Seniors. Ongoing, no activity in 2014.
Housing Authority of the County of Santa Clara Section 8 Program	Maintain full lease up of section 8 vouchers	2007-2014	As of 3/2015, increased baseline allocation to 16,671 vouchers, including project based vouchers, maintaining approximately 90% lease up, county-wide
Housing Authority of the County of Santa Clara Shelter Plus Care Rental Assistance Program	Provide subsidies for 200 families county-wide	2007-2014	As of 3/2015, 181 Continuum of Care (formerly Shelter Plus Care) participant households are served county-wide
Urban County of Santa Clara Community Development	CDBG funds provide housing related	2007-2014	6 Rehab Grants awarded (2 were completed in Morgan Hill in 2014 for owner

Block Grant Program (CDBG), Morgan Hill participates with the County and six other cities to receive some CDBG benefits	services, rehab, and funding for capital improvement projects to benefit eligible low income persons in Morgan Hill		occupied units (1 single family and 1 mobilehome), \$71,337 for capital improvement projects was provided to Main Street improvements.
Urban County HOME Federal Grant Program administered by County of Santa Clara	Provide development funds for new construction and downpayment assistance	2007-2014	ongoing, no activity in 2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2014 - 12/31/2014

General Comments: